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March 19, 2019

ADOPTED

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

23 MARCH 19, 2019

Agenda No. 10
09/25/18

Re: **PROJECT NO. R2013-01325-(2)**
CONDITIONAL USE PERMIT NO. 2013-00071-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER


CELIA ZAVALA
EXECUTIVE OFFICER

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced permit, which sought to authorize the continued operation of an unpermitted junk and salvage yard, and the addition of an unpermitted automobile dismantling yard, at 9625 South Alameda Street in the unincorporated community of Florence-Firestone, applied for by Tony's Auto Parts, also known as Tony Auto Parts. At the completion of the hearing, you indicated an intent to deny the permit and instructed our office to prepare findings for denial. Enclosed are findings for your consideration.

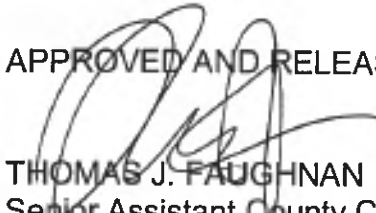
Very truly yours,

MARY C. WICKHAM
County Counsel

By


ROLAND TRINH
Deputy County Counsel

APPROVED AND RELEASED:


THOMAS J. FAUGHNAN
Senior Assistant County Counsel

RT:bh
Enclosure

c: Sachi A. Hamai, Chief Executive Officer
Celia Zavala, Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. R2013-01325-(2)
CONDITIONAL USE PERMIT NO. 2013-00071-(2)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on September 25, 2018, in the matter of Project No. R2013-01325-(2), consisting of Conditional Use Permit No. 2013-00071-(2) ("CUP") (the "Project"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Project on May 16, 2018.
2. The applicant, Tony's Auto Parts, also known as Tony Auto Parts ("Applicant"), requests the CUP to authorize the continued operation of an existing junk and salvage yard and to authorize the addition of an unpermitted automobile dismantling yard on a property located at 9625 South Alameda in the unincorporated community of Florence-Firestone ("Project Site") in the M-2 (Heavy Manufacturing) Zone, pursuant to Title 22 of the Los Angeles County Code ("County Code") Section 22.32.190. In addition, pursuant to County Code Section 22.44.138.D.9, the Florence-Firestone Community Standards District ("CSD") requires a CUP for all principal business uses that are conducted outside of an enclosed structure and are within 250 feet of a residential zone.
3. The Project Site is 0.68 acres (29,727 square feet) in size and is located on Assessor's Parcel Numbers ("APNs") 6046-009-014 through 6046-009-018. The Project Site is irregular in shape with level topography and is developed with a junk and salvage yard, and an unpermitted automobile dismantling yard.
4. The Project Site is located within the Stark Palms Zoned District and is currently zoned M-2.
5. The Project Site is located within the Heavy Industrial (IH) land use category of the Los Angeles County General Plan Land Use Policy Map.
6. Surrounding zoning within a 500-foot radius includes:

North: M-2;
South: M-2 and City of Los Angeles;
East: M-2 and City of South Gate; and
West: M-2, M-1 (Light Manufacturing), and R-3 (Limited Density Multiple Residence).
7. Surrounding land uses within a 500-foot radius include:

North: Automobile dismantling yards, an automobile body and fender repair shop;

- South: Automobile dismantling yard, a welding business, an automobile repair business, an auto body and paint business, auto glass installation, single-family residence, church, and retail shopping plaza under construction;
- East: Alameda Rail Corridor, and single-family and multi-family housing (City of South Gate); and
- West: Automobile repair shop, automobile body and fender shop, wire manufacturer, and single-family and multi-family housing.
8. The Project Site is accessible via South Alameda Street to the east and East 96th Place to the south. Primary access to the Project Site is via an entrance/exit on South Alameda Street. Secondary access is via an entrance/exit on East 96th Place to the south.
 9. The zoning and case history for the Project Site area, including permits that detail other parcels due to the encroachments of other businesses on the Project Site, is set forth as follows:
 - A. Ordinance No. 2111 was adopted by the Board on June 27, 1932, establishing the M-2 Zone on the subject property.
 - B. Special Permit No. 680 approved a truck wrecking yard on APNs 6046-009-013 through 6046-009-018 on May 21, 1950.
 - C. Special Permit No. 864 expanded an existing truck parts and junk yard to include a portion of APN 6046-009-032 on September 24, 1952.
 - D. Zone Exception Case ("ZEC") No. 8778 approved junk and salvage sales, sorting, and storage on the subject property and on APNs 6046-009-012, 6046-009-021, and 6046-009-031 on May 14, 1968. This permit expired on May 14, 1988.
 - E. ZEC No. 9409/Special Permits Case No. 1983 approved the expansion of a scrap metal processing facility on the entirety of the 9600 Block of South Alameda Street (except APNs 6046-009-022 and 6046-009-023) on April 14, 1970. This permit expired on May 14, 1988.
 - F. CUP No. 93-201, which is associated with the Project Site for this CUP application, requesting automobile dismantling and the sale of used auto parts on APN 6046-009-031 and a portion of APN 6046-009-032 was submitted on December 9, 1993. The application was replaced by CUP No. 200700026 for auto dismantling on APN 6046-009-031, filed on January 29, 2007. This CUP is currently pending a decision. However, the actual business boundaries encroach into the Project Site on APN 6046-009-018.

- G. CUP No. 95-036, which is associated with the Project Site for this CUP application, approved automobile dismantling on a 6,250 square-foot area in the Northeast corner of APN 6046-009-032 on December 19, 1995. The permit expired on December 19, 2005. CUP No. RPPL200700069 was subsequently filed for "Alameda Imports" auto dismantling and junk and salvage yard on APN 6046-009-032, and is currently pending a decision. The actual business boundaries for CUP No. RPPL200700069 encroach into the Project Site on APN 6046-009-014.
 - H. Site Plan Review ("SPR") No. 49214 for the replacement of a fire-damaged 9,500 square-foot warehouse was filed on September 3, 2003, was denied due to inactivity on May 19, 2004.
 - I. SPR No. 200501059 for an "auto parts retail yard" was denied on November 8, 2005, because it was determined that the junk and salvage yard was operating without a CUP.
 - J. Business License Referral ("BLR") No. 200600612 was filed on August 10, 2006, with the Department of Regional Planning ("Regional Planning") on APN 6046-009-016. It was not finalized. Information on the purpose of the Business License is not available.
 - K. BLR No. 200600877 was filed on October 19, 2006, with Regional Planning for "used auto part store" with no automobile dismantling on APN 6046-009-016. It was not finalized.
 - L. BLR No. 200700250 was filed on March 25, 2007, with Regional Planning for "second hand dealer (auto parts)" on APN 6046-009-016. It was not finalized.
 - M. BLR No. 201200194, which is associated with the Project Site for this CUP application, was filed on June 26, 2012, with Regional Planning for "motor vehicle repair/second hand dealer with a new use (auto dismantling)" on APNs 6046-009-016 and 6046-009-017. This business license will not be approved if this CUP is denied.
 - N. SPR No. RPPL2016000730, which is associated with the Project Site for this CUP application, was filed for Sabir's Auto Body & Repair on APN No. 6049-009-012 and was denied on March 25, 2017. The actual business boundaries encroach into the Project Site on APN 6046-009-014.
10. Regional Planning staff ("Staff") consulted with the Los Angeles County Departments of Fire ("Fire"), Public Works ("Public Works"), and Public Health ("Public Health"). Previous iterations of the proposed Project have been reviewed and cleared by Fire letters dated March 12, 2014, and November 18, 2016, Public Health in a letter dated October 25, 2013, and Public Works in a letter dated September 12, 2017. However, Staff has not been able to circulate

an accurate plan with clear Project boundaries that match the areas of the business operations. No environmental review has been initiated and the departments have not had the opportunity to provide comments on the expected environmental issues and mitigation required for the heavy industrial uses proposed on the Project Site.

11. The California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA") does not apply to projects which a public agency rejects or disapproves, pursuant to sections 15061 and 15270 of the State CEQA Guidelines (Title 14, Cal. Code Regs., Chapter 3, §§ 15000-15387). Staff determined that the Project qualified for the referenced CEQA statutory exemptions (§15061 and §15270), based on the intent of Regional Planning to recommend denial of the Project prior to the Commission's hearing thereon.
12. On April 12, 2018, as required by the County Code, Staff posted a notice at the Project Site of the Commission's upcoming public hearing. At that duly-noticed public hearing before the Commission on May 16, 2018, Staff presented information about the Project, including details of its history of County Code violations and safety issues. Staff recommended denial of the CUP, due to a substantive and long record of County Code violations and safety issues on the Project Site related to its use by Applicant, Applicant's heavy industrial use of the Project Site without a valid land use permit, and Applicant's inability, or unwillingness, to provide requested materials and work in a timely manner to obtain a CUP. The following sets forth the basis for Staff's recommendation.
 - A. The existing junk and salvage yard does not have a current land use permit, and has been operating without the required land use permit for three decades by multiple operators. The most recent permit at this Project Site, ZEC No. 9409, approved an expanded junk yard on March 14, 1970, and expired on May 13, 1988. ZEC No. 9409 included most of the property bounded by South Alameda Street, East 96th Street, Laurel Street, and East 96th Place. This property is currently owned by the Eleanor Friend Family Trust ("Property Owner"), and the Project Site is a part of this property. Automobile dismantling has not been a part of any approval within the Project Site area, and has been operating without a permit.
 - B. Applicant and Property Owner have not adequately responded to the County's request for information and requirements for a CUP application. Staff has made approximately 15 requests for application materials and site plan changes since June 2013. The application and site plan submitted by Applicant still did not depict Project Site boundaries that reflect the actual business boundaries currently in place. The proposed Project Site on the submitted application materials clearly depicts boundaries of the Project within APNs 6046-009-014 through 6046-009-018. However, portions of APN 6046-009-014 and 6046-009-018 are being used by businesses not identified on the application materials.

There are multiple unpermitted businesses on the block that encroach on the Project Site. Staff estimates that there are over 11 separate businesses operating on the block without land use permits, and only three businesses on the block have a current application with Regional Planning. Property Owner has not taken the necessary steps to remedy the issues or to provide Staff with an acceptable accounting of the number and location of the businesses on the properties.

- C. The Project Site has a history of County Code violations over the years that create safety concerns and represent a nuisance to the community. Notices of Violations ("NOVs") from 2011, state that unpermitted automobile dismantling and junk and salvage yard operations were established on the premises. Recent site visits by Staff confirmed many continued violations at the Project Site, including, but not limited to: unpermitted auto dismantling on the premises; blocked vehicle circulation paths; over-stacking of junk and salvage materials; and unpermitted signage. The most recent case opened by Regional Planning's Zoning Enforcement Division ("Zoning Enforcement") was on March 13, 2018, and NOVs sent to Applicant and Property Owner cited: automobile dismantling work operating without a permit; required off-street parking not being maintained or provided; trash and debris on and around the property; and, violation of development standards for Projects in M-2 Zone.
- D. The Project Site has a history of violations with other County agencies. In 2002, the Building and Safety/Land Development Division of Public Works issued a citation on this property for converting a required garage into dwelling units at 9625 South Alameda Street and 2317 East 96th Place. The buildings were damaged by fire and demolished in 2003. Fire's Health Hazardous Materials Division also cited Applicant in 2018 for failing to submit the business plan and site map with all required content, including safety and emergency response plan. In addition, Applicant does not appear to have a valid County business license from the Los Angeles County Treasurer and Tax Collector, and does not have an automobile dismantler's license from the California Department of Motor Vehicles.
- E. Applicant and Property Owner have failed to comply with zoning development standards and abate all the existing County Code violations. Applicant made some noticeable improvements during Staff's most recent site visit on April 12, 2018, such as clearance of vehicle circulation areas and debris, and cessation of automobile dismantling. However, unpermitted structures used by Applicant and other structures used by adjacent businesses that encroach on the Project Site persists without requisite building permits, the interior fences remain in a state of disrepair and appear to be unsafe for the employees and customers on the Project Site, and no permanent bathroom facility appears on the Project Site.

13. Applicant and his representative, Louis Aguilar, testified at the Commission hearing requesting more time to comply with the requirements and resolve issues. The attorney for Property Owner also requested additional time to resolve the boundary encroachment issues at the Project Site area, and indicated that she had started the process of evicting at least three of the unpermitted businesses to abate environmental health and safety concerns and to develop satisfactory site plans for future CUP applications. However, the evictions did not include any of the businesses operating on the Project Site.
14. Pursuant to the provisions of County Code Sections 22.60.174 and 22.60.175, the community was appropriately notified of the Project's public hearing by mail, newspaper, library, the Department's website, and property posting. Staff received one phone call on March 12, 2018, from a local resident who inquired about the nature of the Project and stated that the heavy industrial uses on South Alameda are a nuisance to the community.
15. After completion of public testimony, the Commission then closed the public hearing, found the Project statutorily exempt from CEQA, pursuant to CEQA Guidelines sections 15061 and 15270, and denied the Project based on Staff's findings and recommendations. The Commission also denied CUP Nos. 200700069 and 200700026 for adjacent businesses that encroached into the Project Site, as referenced in Finding No. 9.
16. The Commission's denial of the Project was timely appealed to the Board. Applicant states in its written appeal that it will continue to comply with the County's minimum development standards and Staff's requests, that it should not be held responsible for the lack of compliance with the County's requirements by Property Owner and its surrounding neighbors, and that other County agencies (Fire, Public Works, and Public Health) have cleared its Project.
17. The Board held its duly-noticed public hearing on the appeal of the Commission denial of the Project on September 25, 2018. Staff provided a brief summary of the Project's long history of County Code violations, Applicant's continued operation of business without a current land use permit, and Applicant's inadequate efforts to obtain a CUP for its last application filed in 2013 with extensive periods of inactivity. Thereafter, Applicant's representative testified at the Board Hearing, stating that Applicant feels helpless and "entrapped" due to the negligence of Property Owner. The representative further stated that Applicant was given inadequate and conflicting information from Staff because there have been at least three different planners from Staff assigned to the Project, resulting in discrepancies and a lack of communication between Staff and Zoning Enforcement. The representative added that it is unethical and unfair that the County assesses fees and then denies permits, leaving the community without an important resource for salvaged used automobile parts.
18. Applicant's business owner testified at the Board's September 25, 2018, hearing alleging that prior to his purchase of Applicant business, the County informed him

that he would be able to obtain the necessary CUP upon the payment of the requisite \$8,941 fee. He claims a year later, after not having heard anything and having invested significant money into the business, he contacted the County and was told by a different Staff member that he would have to pay \$4,245 before his application would be reviewed, which he also paid. A member of the public also spoke at the hearing, but on matters unrelated to the Project.

19. After completion of the public testimony, the Board considered the testimony and found that Applicant had not met the development standards or burden of proof for a CUP and upheld the findings of Regional Planning, and closed its public hearing. The Board then indicated its intent to deny Applicant's appeal and uphold the findings of the Commission. The Board also instructed County Counsel to prepare, for the Board's consideration, final findings for denial.
20. The Board finds that Applicant, Tony's Auto Parts, as well as multiple other businesses not listed on the application nor shown on the site plan, are operating on the Project Site without the required land use permits.
21. The Board finds that the Project Site has a record of County Code violations and safety issues dating back more than a decade. The most recent Zoning Enforcement case was opened on March 13, 2018, and the NOV's sent to Applicant and Property Owner cited automobile dismantling work operating without a permit, required off-street parking not being maintained or provided, trash and debris on and around the property, and the violation of development standards for Projects in the M-2 Zone. To date, several violations have not been abated.
22. The Board finds that Applicant and Property Owner have not adequately responded to Staff requests for information to process the CUP application and have not made an adequate effort to obtain the required land use permits or abate existing zoning violations. Staff has had ample communications with Applicant and Property Owner regarding its application and County Code violations. Staff contacted Property Owner several times, including by letter, requesting that a list of businesses operating on the 9600 Block of South Alameda Street be provided with the APNs on which they will be operating, and how all the development standards will be met for those businesses on those APNs. Those requests went unanswered, as Staff was only contacted one time following the warning letter dated March 1, 2018, which indicated that the Project was scheduled for denial. Staff met with a family member representing Property Owner, its attorney, and two other representatives on March 19, 2018. Property Owner's representatives stated that they would work to resolve the issues. Staff did not hear back from Property Owner's representatives since that meeting, has not received updates to the application or site plans, and has seen minimal effort in abating the County Code violations. Staff's long history of communications and attempts to work with Applicant and Property Owner are summarized in the table attached hereto as Attachment 1.

23. The Board finds that Applicant's appeal is without merit, and Applicant is not able to adequately substantiate all facts identified by the CUP burden of proof and findings, as outlined in Sections 22.56.040 and 22.56.090 of the County Code. The existing junk and salvage yard has been operating without a permit for three decades, and an auto dismantling use has been conducted onsite without a permit. Additionally, the immediate area in and around the Project Site is impacted by Property Owner's lack of oversight of these County Code properties. Several businesses are operating without permits and without meeting development standards. The existing businesses do not meet County Code requirements for parking, wall/fence standards, and landscaping. Many of the interior walls and structures do not have building permits and are in a severe state of disrepair. The existing businesses do not have adequate parking or ingress and egress. Finally, multiple inspections have shown that the Project Site is not well-maintained, and there were visible piles of trash, litter, and materials from on-site businesses. As such, the Board finds that land uses at the Project Site adversely affect the health, peace, comfort, or welfare of persons residing or working in the area, and jeopardizes, endangers or constitutes a menace to the public health, safety, or general welfare.
24. The Board finds that the junk and salvage yard with the additional automobile dismantling use is not adequate in size and shape to accommodate all the development features prescribed in the County Code. The Project Site has had an open NOV for multiple development standards, and Property Owner and Applicant have not demonstrated the ability to meet the zoning requirements for the M-2 Zone, the Florence-Firestone CSD, or for auto dismantling and junk and salvage yard uses. In addition, the Project Site is not in compliance with County Code development standards for these uses related to parking, signage, landscaping, and fence/wall requirements. Property Owner has not provided an accurate list of the businesses operating on the property, nor building permits, or plans to demolish unpermitted buildings. Moreover, there has been little to no effort to address the substantive list of violations and safety issues at the Project Site, despite numerous warnings and Staff inspections.
25. The Board has duly considered all of the issues, information, and evidence contained in the oral testimony and written correspondence provided to the Board in opposition to, and in favor of, the Project, by Staff, Applicant and his representatives, Property Owner and its representatives, as well as the public.
26. The Board finds that, because CEQA does not apply to projects which a public agency rejects or disapproves, pursuant to sections 15061 and 15270 of the State CEQA Guidelines (Title 14, Cal. Code Regs., Chapter 3, §§ 15000-15387), the Project is therefore statutorily exempt from CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County because of the Board's intent to deny the Project.
27. The Board finds that, pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail,

newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Florence-Firestone. On April 5, 2018, a total of 91 Notices of Public Hearing were mailed to all property owners, as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as two (2) notices to those on the courtesy mailing list for the Stark Palms Zoned District and to any additional interested parties.

28. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS
CONCLUDES THAT:**

- A. While the Project may be consistent with the adopted General Plan, Applicant and Property Owner failed to provide adequate information or application materials to determine the compatibility of the use with the surrounding area, and, thus, a finding of compatibility with the County's General Plan cannot be made.
- B. The Project adversely affects the health, peace, comfort or welfare of persons residing or working in the surrounding area, will be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the Project Site, and will jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare, because Applicant and Property Owner allow unpermitted heavy industrial uses on the Project Site, which is within 200 feet of residential uses. The Project Site has a substantive record of County Code violations and safety issues, and Applicant and Property Owner are unresponsive, unable, or unwilling to abate existing County Code violations.
- C. The Project Site is not adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area because Applicant and Property Owner have not shown the ability to meet the development standards for the proposed uses, M-2 Zone, outside storage and display, and the Florence-Firestone CSD, and the properties, including the Project Site, have a substantive record of County Code violations.
- D. The Project Site is not adequately served by highways or streets of sufficient width and improved, as necessary, to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required, because Applicant and Property Owner are unable to demonstrate the

ability to comply with the regulations to operate the proposed uses at this location.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Determines that the Project is exempt from CEQA, pursuant to CEQA Guidelines sections 15061 and 15270, and the County CEQA Guidelines related thereto, because CEQA does not apply to projects that a public agency rejects or disapproves;
2. Denies the appeal of the Commission's decision to deny Conditional Use Permit No. 2013-00071-(2), and upholds the decision of the Commission; and thus
3. Denies Conditional Use Permit No. 2013-00071-(2).

ATTACHMENT 1

Date	Conditional Use Permit ("CUP") Processing and Communications History
06/20/11	Notice of Violation ("NOV") No. 11-0014973 was sent to The Eleanor Friend Family Trust ("Property Owner"), citing an unpermitted automobile dismantling yard and a violation of development standards for parking and outdoor storage.
05/31/12	Final Zoning Enforcement Order No. 11-0014972 was sent to the applicant, Tony's Auto Parts, also known as Tony Auto Parts ("Applicant") and Property Owner citing an unpermitted automobile dismantling yard and the violation of development standards for parking and outdoor storage and landscaping.
08/20/12	Final Zoning Enforcement Order was sent to Applicant and Property Owner citing an unpermitted junk and salvage yard and the violation of development standards for parking and outdoor storage.
05/14/13	Applicant's CUP application, requesting the authorization to operate an automobile dismantling yard ("Project"), was submitted.
06/18/13	The CUP application was incomplete and County Department of Regional Planning ("Regional Planning") staff ("Staff") requested the Ownership Disclosure with a copy of current trust documents and a notarized letter of authorization from Property Owner.
10/07/13	Staff requested site plan updates regarding landscaping details.
04/30/15	Staff requested updates from Applicant based on the comments from the review by the County Department of Public Works ("Public Works").
09/29/16	Staff requested corrections to the site plan in regards to the Project site, circulation plan, and updates to landscaping and fence details.
10/24/16	Staff requested payment for the Initial Study fee.
10/31/16	Staff requested updates to site plan details for fencing, landscaping, existing materials and structures, and to remove existing signage from the site plan.
12/28/16	Staff requested updates based on the second round of consultation comments from Public Works.
01/10/17	Staff conducted a site inspection and observed multiple Los Angeles County Code ("County Code") violations: parking areas were used for storing partially dismantled cars; stacking exceeded the height of the surrounding fences; unpermitted business signs; and vehicle circulation areas were blocked by auto dismantling activity. The conditions did not represent the layout that was depicted on the submitted plans.

Date	CUP Processing and Communications History
01/26/17	Staff requested additional changes to the site plan, including the addition of a permanent restroom, changing the proposed fencing material and setback, and following all applicable standards in the County Code. In addition, staff requested that the Applicant tie the Assessor Parcel Numbers ("APN") as one APN.
05/17/17	Staff requested additional corrections to the site plan, and sent a reminder to submit payment for the Initial Study fee.
06/06/17	Staff sent Applicant an e-mail reminder of the amount to be paid for the Initial Study and to submit corrections, and emphasized that the parcels being tied as one APN was an issue of critical importance.
06/08/17	Staff sent Applicant an e-mail stating that a Certificate of Compliance was required for the Project.
07/13/17	Staff sent Applicant an e-mail with directions on how to pay the Initial Study fee.
09/20/17	Staff confirmed that Applicant paid the Initial Study fee.
10/23/17	Staff met with Applicant to discuss the scope of the Project. Staff indicated that the environmental impacts of adding an automobile dismantling use would be greater than to maintain the junk yard use, as was previously approved with the expired permit, and that County requirements for environmental analysis may be different. Applicant expressed interest in scaling back the Project to remove automobile dismantling from the proposal.
11/20/17	Staff sent an e-mail to Applicant, requesting updated site plans to reflect only junk and salvage use, and to remove automobile dismantling. In addition, Applicant was asked to clean up the property's boundary walls to reflect the boundaries by APNs shown on the site plan. Staff told Applicant that the Project could not proceed until the encroachment by various businesses on the property was resolved.
12/05/17	Applicant e-mailed Staff stating that representatives from the neighboring businesses that encroach on the Project site asked Applicant to reach out to Property Owner. Applicant indicated that Property Owner was not willing to relocate or remove the encroaching structures.

Date	CUP Processing and Communications History
12/14/17	Staff sent a letter to Property Owner regarding the 9600 Block of South Alameda Street that is under Property Owner's ownership ("9600 Block"), the three pending CUP applications, the number of unpermitted businesses, and the numerous County Code violations, at the 9600 Block. Staff requested that Property Owner provide a complete listing of all the individual businesses located on the APNs included in the 9600 Block, a graphic detailing what area on each property is leased to each of the individual businesses, and a complete inventory of all the approved building permits. The letter requested that all unpermitted businesses should cease operations. Property Owner was given 30 days to respond (by January 14, 2018) with the warning that failure to respond to the request could result in CUPs being scheduled for denials.
01/25/18	Frank Cimino ("Mr. Cimino") contacted Staff stating that he was a longtime business associate of Property Owner and represented Property Owner in business decisions regarding the properties at issue. Staff informed Mr. Cimino that due to the conflicting boundary issues between the lease areas, proposed CUP operating areas, and APN boundaries, and due to the operation of several illegal businesses, that a meeting between Staff and Property Owner was necessary in order to move the pending CUP cases forward. Staff requested a meeting with Property Owner in a follow-up e-mail with suggested dates. No response to the meeting request was received.
02/05/18	Staff sent a follow-up e-mail to Mr. Cimino again requesting a meeting with Property Owner. No response was received.
02/13/18	Staff contacted Mr. Cimino by phone reiterating that a meeting between Staff and Property Owner was necessary in order to move the CUP cases forward, and that Staff would need a list of available dates for a meeting by the next day. Mr. Cimino e-mailed Staff the same day, confirming that Staff had his correct e-mail address. No follow-up e-mail was received by Mr. Cimino regarding meeting dates .
02/27/18	Staff conducted a joint site inspection with Regional Planning's Zoning Enforcement Division ("Zoning Enforcement") of the 9600 Block, took an inventory of all the existing businesses, and created an updated list of all the County Code violations. Staff observed numerous violations, including automobile dismantling work operating without a permit, required off-street parking not being maintained or provided, trash and debris on and around the property, and the violation of development standards in the M-2 Zone for automobile dismantling and wall signs.

Date	CUP Processing and Communications History
03/01/18	Staff sent a letter to Property Owner and Applicant stating that they had not complied with any of the requests from the December 14, 2017, letter, and furthermore, did not respond to any of the meeting requests from Staff and, as a result, the Project was scheduled for denial on May 2, 2018.
03/02/18	Mr. Cimino contacted Staff requesting a meeting date with Staff.
03/13/18	Staff sent NOV Nos. RPCE2018000952, RPCE2018000953, RPCE2018000954, RPCE2018000955, and RPCE2018000956 to Property Owner citing the operation of an auto dismantling yard without a permit, required off-street parking not being maintained or provided, trash and debris on and around the property, and the violation of development standards in the M-2 Zone for automobile dismantling and wall signs.
03/19/18	Staff met with Mr. Cimino, his daughter Annette, an individual named Rick who purported to be the son of Property Owner, and their attorney. Staff stated it needed to know what businesses would be part of which CUPs and on which APNs they will operate. Staff also listed the continuing County Code violations and stated that they needed to continue working on abating those violations.
04/03/18	Staff conducted a joint Project site inspection with Zoning Enforcement and observed auto dismantling on the western side of APN 6046-009-016. Applicant made some progress in clearing the circulation areas and removing over-stacking, however, parking was being used for partially dismantled vehicles. Staff instructed Applicant to continue to clear the paths, to cease automobile dismantling work, and continue to abate the violations. Staff received an e-mail from Zoning Enforcement that eviction notices were sent to four of the businesses located in the southwest corner of the 9600 Block. None of these businesses were located in the Project site of this CUP.
04/12/18	Staff posted the hearing notice on the subject property and conducted an inspection. Staff noticed more progress had been made. All vehicle circulation paths were cleared, the over-stacking was mostly cleared, and automobile dismantling was not being conducted. The encroachment into the Project site by the adjacent businesses continued.
04/24/18	Staff e-mailed Property Owner and its attorney requesting a meeting to discuss potential options of moving the cases forward ahead of the public hearing. The attorney responded that Property Owner could not attend an in-person meeting.

Date	CUP Processing and Communications History
05/02/18	Staff e-mailed Property Owner and its attorney notifying them of the imminent availability of the hearing packages, and requested a meeting the week of May 7 through May 10 to discuss potential options in advance of the Regional Planning Commission hearing. Staff indicated that a conference call would be acceptable, if needed, but that a meeting was strongly encouraged given the number of issues. No response to Staff's e-mail was received.